

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R27883

Property Information

property address: 3815 S TEXAS AVE

legal description: GARDEN ACRES, LOT 39.40

owner name/address: HANEY, ELVIN D SR & LINDA

3815 S TEXAS AVE

BRYAN, TX 77802-4037

full business name: Buddy's Appliance Sales & Service

land use category: Commercial retail

type of business: Appliance Sales & Service

current zoning: C2

occupancy status: occupied

lot area (square feet): 30,000

frontage along Texas Avenue (feet): 147.42 ft

lot depth (feet): 193.12

sq. footage of building: 8,916

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): Metal

building/site condition: 4 - building good no landscaping besides grass

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1994

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: E/N

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

# of available off-street spaces: 33

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 12 x 8

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: excellent

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: grassy "buffer area" could add landscaping

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one)

residential use

residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

### Other Comments:

next door lot (R34018) is used as storage lot